



**Sean Rogan**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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**Gloria Molina  
Mark Ridley-Thomas  
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Don Knabe  
Michael D. Antonovich**  
Commissioners

October 15, 2013

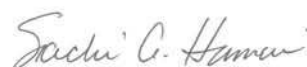
The Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**ADOPTED**

Community Development Commission

1-D      October 15, 2013

  
**SACHI A. HAMAI**  
EXECUTIVE OFFICER

**AUTHORIZE THE TRANSFER OF PROPERTY TO HABITAT FOR HUMANITY FOR  
DEVELOPMENT OF AFFORDABLE HOUSING  
(DISTRICT 2) (3 VOTE)**

**SUBJECT**

Approval of the recommended actions will allow the Community Development Commission (Commission) to transfer Commission-owned properties to Habitat for Humanity for development of affordable housing.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Authorize the Executive Director, or his designee, to transfer to Habitat for Humanity two Commission-owned properties, located at 11720-11722 Compton Avenue in unincorporated Willowbrook and 215 West El Segundo Boulevard in unincorporated West Rancho Dominguez-Victoria, for development of affordable housing.
2. Authorize the Executive Director, or his designee, to execute and record a Quitclaim Deed, with restrictions that the properties be developed solely for affordable housing, and to prepare and execute any other documents necessary to transfer the properties to Habitat for Humanity, following approval as to form by County Counsel.
3. Authorize the Executive Director, or his designee, to identify and transfer to Habitat for Humanity any other Commission-owned properties that are suitable for development by Habitat for Humanity for affordable housing; to execute and record Quitclaim Deeds, with restrictions that the properties be developed solely for affordable housing; and to prepare and execute any other documents necessary to transfer the properties to Habitat for Humanity, following approval as to form by County

Counsel.

4. Find that approval of this action is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to transfer Commission-owned properties to Habitat for Humanity for development of affordable housing. The Commission currently owns properties that were purchased over a number of years for the purpose of affordable housing development. Removing these properties from the Commission's land bank will reduce carrying costs and allow for the development of affordable housing.

### **FISCAL IMPACT/FINANCING**

There is no fiscal impact associated with this action.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Commission has identified the properties located at 11720-11722 Compton Avenue and 215 West El Segundo Boulevard as suitable for development by Habitat for Humanity into affordable housing. Both properties were acquired with Community Development Block Grant (CDBG) funds. The Commission is expending scarce resources to secure and maintain the properties and wishes to reduce land maintenance costs, allow for the development of affordable housing, and satisfy CDBG eligibility requirements. The transfer to Habitat for Humanity achieves all of these goals.

The Commission currently owns a number of properties, with the majority of these properties designated for an economic development, or affordable housing development use. However, some of the Commission's properties are smaller, scattered-sites lots, which are well-suited for single-family affordable housing development. It is these properties that the Commission intends to transfer to Habitat for Humanity.

Habitat for Humanity is a nonprofit organization that works to provide practical, decent and affordable houses to low-income families in Los Angeles County and around the world. The houses are constructed through volunteer labor and donations, while homeowners invest hundreds of hours of their own labor into building their house and assisting with the houses of others. The houses are ultimately sold to participating families at no profit and financed with affordable loans, with the payment on those loans used to build more Habitat for Humanity houses.

The Commission has identified other properties for potential transfer to Habitat for Humanity. These other properties include former Redevelopment Agency parcels that are pending release by the California Department of Finance, parcels under a non-performing Disposition and Development Agreement and other Commission properties that appear to be suitable for affordable housing.

The Commission seeks the authority to transfer to Habitat for Humanity other suitable Commission-owned parcels in the future. The Commission will continue to work with other non-profit affordable housing entities for development of affordable housing on Commission-owned land, as opportunities arise.

Transfer of the properties would be accomplished through a Quitclaim Deed, which restricts the use

of each parcel to affordable housing for a period of 30 years.

**ENVIRONMENTAL DOCUMENTATION**

These projects are categorically exempt from the provisions of CEQA. The projects, development of no more than three single family homes on each property, are within a class of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the projects are not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemptions inapplicable based on the project records.

Other properties considered for transfer and development in the future will be reviewed and receive environmental clearance on a site-by-site basis prior to disposition.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The proposed action will allow for the transfer of properties to Habitat for Humanity, which will provide single-family affordable housing opportunities in Los Angeles County.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:ml